

ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, March 22, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Commissioners Present: Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Josh Lapp, Jason Sudy, Charmaine Sutton (arrived 6:14 pm/agenda item #1)

Commissioners Absent:

City Staff Present: Connie Torbeck

I. CALL TO ORDER (6:03 p.m.).

II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, April 12, 2016 – 50 W. Gay Street, 1st Floor, Conference Room A.

III. NEXT COMMISSION MEETING – 6:00 p.m., Tuesday, April 19, 2016 – 50 W. Gay Street, 1st Floor, Conference Room B.

IV. SWEARING IN OF STAFF

V. INTRODUCTION OF COMMISSIONERS PRESENT

VI. APPROVAL OF MINUTES – Tuesday, January 19, 2015.
MOTION: Cooke/Goodman (6-0-0) APPROVED

VII. PUBLIC FORUM

- Chet Ridenour – Car2Go
Discussion of history/reasons for current original Permit Area I's restriction of car2go's car sharing vehicles
Following the presentation by Mr. Ridenour, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Move to support the request to open Car2Go access to the original Permit 1 area, per the submitted site plan, by removing the restriction currently limiting usage for area residents and visitors.

Note: It is the understanding of the Commission that the Italian Village Society will be monitoring the success of the six (6) month period, and therefore does not attach any time constraint to their support.

MOTION: Cooke/Lapp (6-0-0) APPROVED

VIII. STAFF APPROVALS

The Italian Village Commission hereby accepts all Staff Approved items (see below) into the formal record.

Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Lapp/Cooke (7-0-0) APPROVED

IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 15-11-24 (VARIANCE RECOMMENDATION)

200 (201) East Fourth Avenue

Julie Bullock Architects (Applicant)

Heidi Koestner & Andrew Losinski (Owners)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Upon review of Application #15-11-24, 200 (201) East Fourth Avenue, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

- Change of use from warehouse to restaurant.
- Combine lots 1, 2, and 3, per the submitted site plan.
- 3312.49 - Minimum Parking Spaces Required – To reduce required parking from 33 spaces to 10 spaces.
- 3312.27 – To maintain existing parking setback along East Fourth Avenue and North Fourth Street.
- 3321.01A – Dumpster area -A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area. The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.

Note: A final landscape plan and any exterior alterations to the buildings to return for review by the Italian Village Commission.

MOTION: Lapp/Boyer (4-3 [Cooke–Goodman–Sutton]-0) APPROVAL RECOMMENDED

2. 16-1-14b

790 North High Street

Alex Dever/Drawing Department Architecture (Applicant)

The Wood Companies (Owner)

In the second absence of the Applicant, continue Application # 16-1-14b, 790 North High Street, and direct HPO staff to place on the April 19, 2016 Italian Village Commission hearing agenda.

Note: It is the policy of the Commission to remove an application following three absences by the Applicant. Should the Applicant not be available to attend the April 19th hearing, the application will be removed, and a new application will be required to be placed on a future agenda.

MOTION: Boyer/Cooke (7-0-0) CONTINUED

3. 16-2-8

936 North Fourth Street

Nicholas Gore/GoreMade Pizza (Applicant)

Kevin Noesner (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 16-2-8, 936 North Fourth Street, and direct Historic Preservation Office staff to place on the April 21, 2016 Italian Village Commission agenda for further review.

MOTION: Cooke/Sutton (7-0-0) CONTINUED

Commissioner Comments

- Provide an elevation drawing for the seat wall.
- The site plan indicates approximately 17 light fixtures, but details of the fixtures are not included. How/where are they mounted? Will any lights shine onto neighboring properties?
- Provide a photo or drawing detail of the gate that will be made into the fence between the patio and the Little Rock.
- Provide a detail drawing of the ADA access ramp and any railing on the north side of the building.

4. 16-2-9b

638-642 North High Street

Keith Witt/Behal Sampson Dietz (Applicant)

Armbust Properties, Ltd. (Owner)

In the absence of, and at the request of the Applicant, continue Application # 16-2-9b, 638-642 North High Street, to allow the Applicant time to further study the condition and potential repair of the prism glass transoms along High Street, and direct Historic Preservation Office staff to place on the April 19, 2016 Italian Village Commission agenda for further review.

The Commission requests that a site visit be arranged at which two Commissioners and HPO staff can observe the prism glass transoms on the High Street elevation with one or two of the existing plastic panels removed.

MOTION: Lapp/Cooke (7-0-0) CONTINUED

VARIANCE RECOMMENDATIONS

5. 16-3-3

958 North High Street

Timothy Bass/Bass Studio Architects (Applicant)

BBR Holdings, LLC. (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Upon review of Application #16-3-3, 958 North High Street, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

- 3312.03C(2)- Off Street Parking – Change of Intensity, with existing retail store (Camelot Cellars) to new eating and drinking establishment (Tasting, A Wine Experience).
- To reduce the required number of parking spaces from 26 to 3.

Reason for affirmative recommendation:

- While the existing and proposed businesses are similar, the existing business was not previously designated as an “eating and drinking establishment.” The correction is being required with the change in tenants.

MOTION: Lapp/Cooke (7-0-0) APPROVAL RECOMMENDED

NEW APPLICATIONS

6. 16-3-6 b WITHDRAWN BY APPLICANT

70 East Fourth Avenue & 1153 Say Avenue

Julio Valenzuela/Urban Restorations, LLC. (Applicant)

Urban Restorations, LLC. (Owner)

Application # 16-3-6 was divided into Items a and b, and Item a was converted to Staff Approvals following the Business Meeting presentation by the Historic Preservation officer (See Staff Approvals, below).

~~Demolish Garage/70 E. Fourth Ave.~~

- ~~• Demolish the existing, non-contributing, attached, frame garage.~~
- ~~• Convert yard to lawn and outdoor parking, utilizing a pavement system that allow grass to be incorporated into the pavement.~~
- ~~• Widen existing curb cut on Say Avenue.~~

NO ACTION TAKEN

Agenda Item # 13 was reviewed following Agenda Item # 6.

7. 16-3-7

94 East Third Avenue

Julio Valenzuela/Urban Restorations, LLC. (Applicant) Urban Restorations, LLC. (Owner)

At the request of the Applicant, Application # 16-3-7 was moved to Conceptual Review.

Landscaping

- Install new, paver walkway and patio, per the submitted site plan.
- Install new, brick wall with ornamental fencing at the front sidewalk, per the submitted site plan.
- Install new street tree, shade trees, ornamental trees, and landscape bed, per the submitted site plan.

Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Consider the site vision of cars exiting the property when designing and locating a brick wall.
- Thinks a brick wall should be moved back toward the house. There would need to be finished returns.
- Will need to understand how a wall would work with the street elevation.
- Will need to consider whether a brick wall is appropriate for the area. Does it fit in with what is typical?
- Consider aligning a wall with the house rather than with the street.
- Perhaps there should be an upper yard and a lower yard.

Jason Sudy:

- Consider if a lower base, with a retaining purpose only, would work instead of a higher wall.
- The brick piers in the photo look heavy and not typical of the area.
- Would want to see large street trees rather than small trees.

Josh Lapp:

- This is a large brick house, which is more unique to the area. Perhaps a brick wall could be appropriate for this specific property.

Ben Goodman:

- Does not see a problem with a brick wall at this location, as long as it is the right height.
- Will need to understand if it is a true retaining wall.
- Provide an elevation and/or section of the wall.

NO ACTION TAKEN

8. 16-3-8

850 North Fourth Street

Tim Lai/Tim Lai Architect (Applicant)

Jeffrey New Day Community Center, LLC. (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-3-8, 850 North Fourth Street, as submitted, with all clarifications, as noted:

Beer Garden Trellis

- Install a new, 28' W x 20' L x 12' H trellis structure in the beer garden patio at rear of Hoof Hearted restaurant.
- Structure to be steel channel.
- Perimeter of structure to include two-tiered seating of ash wood and limestone cladding, per the submitted rendering.
- Tables and benches to be placed beneath the trellis.
- Lighting to be LED tape under the benches and bar ledge.
- Shading on trellis to be created with planting baskets or other greenery.

MOTION: Lapp/Goodman (7-0-0) APPROVED

9. 16-3-9

1004-1006 North High Street

JoyAnn Shimizu/Pro Signs (Applicant)

Fireproof Partners, LLC (Owner)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-3-9, 1004-1006 North High Street, as submitted, with all clarifications, as noted:

Install New Wall Sign

- Install one (1) new, 3' 9" H x 9' 8" W wall sign, mounted between existing building piers, per the submitted drawings.
 - Opaque sign face to be 1/8" thick aluminum, painted black with "Cool Gray" border.
 - Letters, reading, "pet valu – your pet – your store," to be 3/4" clear, acrylic, push through letters.
 - Letters only to be internally illuminated.
- Note: Larger cabinet being approved in this specific location based on size of the recessed space in which the sign is located. The lettering has been sized to comply with the Short North Design guidelines.

Install New Wall Sign

- Install one (1) new, double-face projecting sign, per the submitted drawings.
- Opaque sign faces to be 1/8" thick aluminum, painted black with "Cool Gray" border.
- Letters, reading, "pet valu – your pet – your store," to be 3/4" clear, acrylic, push through letters.
- Letters only to be internally illuminated.

Awnings/Front Elevation

- Reskin the two (2) existing awnings on the front elevation with new, black Sunbrella canvas.
- No graphics to be included on front awnings.

Awnings/Front Elevation

- Install a new, black, canvas awning at the rear door, per the submitted rendering.
- "pet valu" decal to be on front flap of awning.
- New exterior light to be installed beneath the awning.

MOTION: Lapp/Cooke (7-0-0) APPROVED

10. 16-3-10

1126 North High Street

Greg Tishkoff (Applicant)

SG Real Estate Partners, LLC (Owner)

Prior to review of Application #16-3-10, Commissioner Cooke noted the need to recuse himself from the proceedings and exited the hearing room. Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-3-10, 1126 North High Street, as submitted, with all clarifications, as noted:

Install New Projecting Sign

- Install one (1) new projecting sign, per the submitted drawings.
- New sign to be double-faced aluminum sign panels with translucent, acrylic, push through letters detailed with a center line of opaque, gold leaf finished accent (approx. 9 sq. ft. total).
- LED light to show around edges of the gold leaf of "PARLOR" and "ROOM" only.

MOTION: Lapp/Goodman (6-0-1[Cooke]) APPROVED

11. 16-3-11

944 North Fourth Street

Steve Schwoppe/New Avenue Architects (Applicant)

Quinn Fallon (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-3-11, 944 North Fourth Street, as submitted, with all clarifications, as noted:

New Rooftop Patio

- Build a new rooftop patio, per the submitted drawings.
- Exterior cladding to be “charcoal gray” standing seam metal.
- Railing to be clad with “light gray,” vertical, corrugated metal.
- Awning poles and frame to be black to match awning material.
- All light fixtures, other than required by code for egress, to be located lower than the parapet.
- Final light fixtures and locations to be submitted to Historic Preservation Office staff for final review and approval.

MOTION: Lapp/Cooke (7-0-0) APPROVED

12. 16-3-12

779 Summit Street

Peter Navarro (Applicant)

Peter & Ingrid Navarro (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-3-12, 779 Summit Street, as submitted, with all clarifications, as noted:

Build New Garage

- Build a new, 20’ x 20’, frame, two-car garage, per the submitted site plan and drawings.
- Garage to be on concrete slab block foundation.
- Siding to be smooth finish, 5 ½’ horizontal, HardiPlank, with 1 x 6 corner boards.
- Roof to be 1/12 pitch, with 12” overhang on all sides.
- Roof shingles to be from approved roofing shingles list.
- One (1) 16’ x 7’ overhead door to be on west elevation. Single door to have the appearance of two doors. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Pedestrian door to be on east elevation. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Lighting fixtures to be located on either side of overhead door and above pedestrian door. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Paint colors to be: Body – “Woodlawn, Colonial Gray”; Trim – “Pure White.”
- Remove existing, wood fence that separates rear yard from parking pad prior to construction of new garage.

MOTION: Lapp/Cooke (7-0-0) APPROVED

13. 16-3-13

268, 270, 272 Neruda Avenue

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

Following the presentation by the Applicant, Application #16-3-13 was divided into Items ‘a’ and ‘b’ for clarity of action. Motions were made, votes taken, and results recorded as indicated.

16-3-13a

Approve Application 16-3-13a, 268, 270, 272 Neruda Avenue, as submitted, with all clarifications, as noted:

Modify Previous Approval/New Construction

- Eliminate the Juliet balconies from the rear elevation, and replace with double-hung and transom windows, as previously approved for the side elevation.
- Lower parapet from 36” to 24” at the front elevation, and add railing to match previously approved railings.

- Brick colors and the change in plane of the front and rear elevations to be per the revised renderings submitted at the March 2, 2016 Italian Village Commission hearing.

Note: *This application modifies COA # 13-11-17 and 15-7-17.*

MOTION: Lapp/Goodman (7-0-0) APPROVED

16-3-13b

Jeffrey Park Apartments/Phase IV/Building K/Waldron Street

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

Approve Application 16-3-13b, Jeffrey Park Apartments/Phase IV/Building K/Waldron Street, as submitted, with all clarifications, as noted:

Windows/New Construction

- Install new Lindsay, vinyl windows in Building K, per the example window presented at the March 2, 2016 Italian Village Commission hearing.
- Specifications to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of new windows.

Note: Installation of this specific vinyl window is approved for this specific, new construction, based on review of a sample window by the Italian Village Commission.

MOTION: Goodman/Lapp (7-0-0) APPROVED

14. 16-3-14

285 East Fourth Avenue

Juliet Bullock Architects (Applicant)

The New Victorians (Owner)

Prior to review of Application #16-3-14, Chairperson Sudy noted the need to recuse himself from the proceedings and exited the hearing room. Vice-Chairperson, Boyer, assumed the role of Chairperson.

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 16-3-14, 285 East Fourth Avenue, and direct Historic Preservation Office staff to place on the April 21, 2016 Italian Village Commission agenda for further review.

Commissioner Comments:

- Will need to focus on the windows, which were lost during the fire, and honor the historic character of the building.
- Would prefer to see glass with drywall behind rather than spandrel glass in the window openings.
- It would be appropriate to restore window openings, sills, and lintels based on historic photos.
- Cover the stairs on the carriage house or move to interior.
- Look further at the scale and rhythm of the doors/windows on the carriage house.
- Provide a site plan, including sidewalk locations and materials.

MOTION: Cooke/Goodman (6-0-1[Sudy]) CONTINUED

15. 15-12-19

1140 East Fourth Avenue

Karrick Sherrill/Shremshock Architects (Applicant)

Lykens Companies (Owner)

Prior to review of Application #15-12-19, Commissioner Lapp noted the need to recuse himself from the proceedings and excused himself from the rest of the meeting, as Agenda items #16, 17, and 18 were heard before item #15.

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 15-12-19, 1140 East Fourth Avenue, and direct Historic Preservation Office staff to place on the April 19, 2016 Italian Village Commission agenda for further review.

MOTION: Cooke/Goodman (6-0-1[Lapp]) CONTINUED

Commissioner Comments

David Cooke:

- Thinks the white pillar at the north end of the industrial block is not needed.
- Agrees the south entrance does not have a sense of arrival yet. Consider bringing something artful to the south entrance on Fourth Avenue. Maybe a carry-over from the Budd Dairy or other Italian Village history.
- Would like to have more info about the dumpster locations.
- Will need lighting details.

Todd Boyer:

- Is okay with most aspects of the design.
- Would like to see more of a warehouse scale on the industrial block at the south end – a clear vertical. Cement board may not be the right material for that piece.
- The stone base doesn't seem to work. It feels somewhat applied. An old warehouse would just hit the ground.
- Needs more of the depth and character of a warehouse - another level of sophistication.
- Agrees that pushing back the windows could add some depth.
- Doesn't think split-face block would be appropriate for the warehouse building. Would not mind that larger scale though. Small red brick would probably feel awkward.

Rex Hagerling:

- Would not want to see brushed concrete for the steps on the west elevation. Metal could work.
- Would not want to see aluminum spandrel material. Should be glass.

Ben Goodman:

- Nervous about cement board at cornice projections. The joints tend to not be executed very well.
- If cement board is used on the warehouse section, will need detail regarding how the corners meet.
- Wonders if the warehouse section could be pushed back a bit.
- The south entrance doesn't feel like a primary entrance. Likes the recessed quality of it, but wonders if more glass could help.
- Thinks the west entrance steps should be a different material (stone/metal), not cast concrete.
- Consider something other than cement board for the entrance canopies, rather introduce some honest metal work there.

Jason Sudy:

- Would like to see some substantial trees in the tree lawn.
- Need more details on the dumpster screening or any other ground mounted mechanicals.
- More detail on the garage door and window samples.

Charmaine Sutton:

- No additional comments.

16. 16-3-15

901 North Fourth Street

Victor Investments, Ltd./ 4th Street Partners, LLC (Applicant/Owner)

This application was reviewed following agenda item #14. Prior to review of Application #16-3-15, Commissioners Cooke and Boyer noted the need to recuse themselves from the proceedings and exited the hearing room.

Commissioner Sudy resumed the role of Chairperson.

Following the presentation by the Applicant, Application #16-3-15 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

16-3-15a

Approve Application 16-3-15a, 901 North Fourth Street, as submitted, with all clarifications, as noted:

New Construction/Townhome Buildings A & B

- Exterior cladding to be a combination of brick (color – “Indigo” & “Ravena”); 8”, smooth finish, HardiePlank siding (color – “black”); and smooth finish, HardiePanel siding (color – “Network Gray” & “Dorian Gray”), per the submitted renderings and material samples.
- Garage doors to be “black,” Coplay, modern, steel flush overhead doors, per the submitted cut sheet.

- Entrance door and garage door lintels to be “black” steel.
- Entrance doors to be modern, steel, flush doors; color “Forceful Orange.”
- Entrance light fixtures to be “black,” Tech Lighting, pitched, single LED wall lights.
- Windows to be Marvin “Integrity” casement windows; color “black.”
- Box gutters and downspouts to be “black.”
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Note: Landscape plan, site surface materials, and front entrance stoop materials to return to the Italian Village Commission for further review and approval.

MOTION: Lapp/Goodman (3-1[Hagerling]-1[Sutton]) APPROVED

16-3-15b

Continue Application # 16-3-15b, 901 North Fourth Street, for landscape plan, site surface materials, and front entrance stoop materials, and direct Historic Preservation Office staff to place on the April 19, 2016 Italian Village Commission agenda for further review.

MOTION: Lapp/Goodman (5-0-0) CONTINUED

17. 16-3-16

185 Punta Alley

Connie J. Klema, attny. (Applicant)

Kim & Michael J. Maurer (Owners)

Following presentation by the Applicant, and additional discussion and review Application # 16-3-6 was moved to Conceptual Review.

New Construction

- Construct new, three story, single family dwelling on the vacant lot, per the submitted site plan and elevation drawings.
- Exterior cladding to be stucco (color – “Aruba Sand”), brick (color – “Autumn Blend”), and HardiePanel with vertical battens (color – “Olympic Cypress Earth”).
- Soffit, fascia, and frieze to be cedar and fir Smart Trim, per the submitted drawings.
- Roofing to be rolled rubber and standing seam metal.

Landscape/Hardscape

- Install new sidewalk, parking pad, and curb, per the submitted rendering.
- Install new fencing, per the submitted rendering.

Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Sees a mix of too many styles, specifically, the garage door feels Spanish Mission style, the front door seems French.
- There are too many different types and styles of windows. Three of the round-style window is too much.
- New construction can be modern, but needs to still fit into the neighborhood.
- The roofline needs to have some type of finished look.
- Not opposed to having the double lot.

Josh Lapp:

- Has no issues with the proposed site plan.
- Understands that the architecture will continue to develop, but is fine with the modern style and general massing.
- Prepared to vote in favor of the variances.

Charmaine Sutton:

- In agreement with commissioner Lapp’s comments.

Rex Hagerling:

- The current rhythm of the windows does not hold together.

Todd Boyer:

- No additional comments.

Ben Goodman:

- Brake metal and EIFS will be less likely to be approved than some other materials.

NO ACTION TAKEN

18. 16-3-17

185 Punta Alley & 186 East Second Avenue

Connie J. Klema, attny. (Applicant)

Kim & Michael J. Maurer (Owners)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Upon review of Application #16-3-17, 185 Punta Alley and 186 East Second Avenue, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

1. 3332.05(A)(4) Area District Lot Width Requirements: To permit the lot widths of each lot to be less than 50 feet and to be 40 feet.
2. 3332.15 R-4 Area District Requirements: To permit each lot to have less area than 5000 square feet and to have 3274 square feet on the lot facing E. Second Avenue and to have 3680 square feet on the lot facing Punta Alley.
3. 3332.19 Fronting: To permit a lot to front on Punta Alley.
4. 3312.25 Maneuvering: To permit maneuvering on the lot facing E. Second Avenue to occur over the property line.

MOTION: Cooke/Lapp (7-0-0) APPROVAL RECOMMENDED

STAFF APPROVALS

• 16-3-1

375 East Fifth Avenue

Ascent Roofing Solutions, LLC (Applicant)

Clark Grave Vault Co. (Owner)

Approve Application 16-3-1, 375 East Fifth Avenue, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof/Phase II

- Remove all asphalt shingles on the sloped sections of the roof, down to the sheathing. Dispose of all debris according to Columbus City Code. Re-roofing to be phased over the next two years.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Install new Certain Teed, Hatteras, asphalt shingles. Color to be "Hunter Green."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Note: The Hatteras shingle was previously approved (COA # 15-7-11/July 21, 2015) as a test case for this property based on its location and industrial use. The "Hunter Green" color was approved based on the long history of green asphalt shingles at this property.

Install New Rubber Roof/Phase II

- Remove all existing rubber roofing on the flat sections of the roof, down to the sheathing, Dispose of all debris in accordance with Columbus City Code.

- Install new rubber roofing, per the submitted specifications.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Any existing tile or metal coping to be retained, or replaced in-like-kind.

- **16-3-2**

1126 North High Street

Greg Tishkoff (Applicant)

SG Real Estate Partners, LLC (Owner)

This application was reviewed at the November 17, 2015 IVC hearing. The accessible entrance piece was continued to allow time for HPO staff to meet with Building and Zoning staff to facilitate further discussion regarding ADA accessibility for historic buildings. HPO staff met on site January 7th with the Applicants, architect and Building & Zoning staff to discuss alternative solutions.

Approve Application 16-3-2, 1126 North High Street, as submitted, with all clarifications, as noted:

Storefront Alterations

- Install a new, full light door at the main entrance, to match the existing.
- Install a doorbell at the entry for guests needing assistance with access.
- Replace the existing single pane, storefront glazing with new 1" insulated units to match exiting (previously approved operable storefront system will not be installed).
- All existing wood storefront to remain as currently configured.
- Install new porcelain mosaic tile entry in exterior entry and the interior entry vestibule.

- **16-3-4**

245 East First Avenue

Jenifer Bender/DaNite Sign Co. for Gallas Zadeh Development, LLC. (Applicant)

Jeffrey New Day, LLC. (Owner)

Approve Application 16-3-4, 245 East First Avenue, as submitted, with all clarifications, as noted:

Install New Door Signage

- Install two (2) digitally printed, vinyl logos on the front doors of the office suite in the Foundry at Jeffrey Park, per the submitted renderings and site plan.
- New signs to measure 9 1/2" x 20".

- **16-3-16**

278 Neruda Avenue

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

Approve Application 16-3-16, 278 Neruda Avenue, as submitted, with all clarifications, as noted:

Relocate Property Line

- Relocate the existing property line to the east, 1.5 feet wide x 31 feet long, per the submitted survey. A total of 46.5 square feet, to be split from 278 Neruda and combined with 272 Neruda.
- No construction will take place within the 1.5 foot area, but will allow for the previously approved windows to be installed on the east elevation, in accordance with all applicable Columbus Building Codes.

- **16-3-6 a**

1153 Say Avenue

Julio Valenzuela/Urban Restorations, LLC. (Applicant) Urban Restorations, LLC. (Owner)

Application # 16-3-6 was divided into Items a and b, and Item a was converted to Staff Approvals following the Business Meeting presentation by the Historic Preservation staff.

Approve Application 16-3-6a, 1153 Say Avenue, as submitted, with all clarifications, as noted:

Restore Wood Siding

- Remove the existing vinyl siding.
- Restore existing wood siding beneath the vinyl.
- Repair/replace any deteriorated wood trim, as needed.
- Paint colors for exterior to be submitted to Historic Preservation Office staff for review and approval.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

MOTION: Cooke/Sutton (6-0-0) ADJOURNED (9:17 p.m.)